

Evergreen \* East Hills Vision Strategy Task Force  
Balancing the Equation Exercise - Group 3

# Units / Traffic	Industrial Retention	Retail	Affordable Housing	CFD	Schools	Amenity Package Value (\$M)
Scenario IV (5700)	Retain 320 Acres	500,000	20% on All Sites	Yes	2 or 3 Elementary School Sites w/ High School Solution	400
5,200						375
Scenario IV (4600)		400,000	20% Arcadia, Industrial and 40% EVC (19%)			350
Scenario III (4200)	325					
Scenario II (3600)	Retain 120 Acres	300,000	15% Average All Sites	Partial	2 or 3 Elementary School Sites	300
3,200						275
2,700	Retain 50 Acres	200,000	20% Arcadia, PHGC and 40% EVC (14%)			250
2,200						225
1,700		100,000	20% Arcadia and 40% EVC (11%)	No	No School Sites	200
1,200	175					
700	Retain 0 Acres	0	20% on Arcadia (7.3%)			150
Scenario I (217)						125